

**TOWN OF WEST HARTFORD
ZONING BOARD OF APPEALS
WEDNESDAY, NOVEMBER 16, 2016
MINUTES**

ROLL CALL: **7:00 PM**

ATTENDANCE: Chair: Lisa Sadinsky, Commissioners: Tom Foley, Don Neville and Alternate:
Angelo DiMatteo; Brian Pudlik, ZEO and Secretary to ZBA. **ABSENT:** Vice-Chair:
Joshua Smilowitz, Commissioner: Jared Grise; Alternate: Michael Johnson and Todd
Doyle

The Zoning Board of Appeals met in the Legislative Chamber, Room 314, 50 South Main Street, West Hartford, on Wednesday, November 16, 2016, at 7:00 p.m., to hear and act on the following petitions:

#32-16 338 Ridgewood Road - Petition of E. Silbereis, R.O., requesting a Special Exception for a Customary Home Occupation in order to conduct piano instruction as an accessory use to the residence per Section 177-49 (E) for a period of three (3) years per plans on file. **R-10 Zone**

At the regular meeting of the Zoning Board of Appeals, immediately following the public hearing, the following action was taken:

Commissioner Foley made a motion to grant the petition; second by Commissioner Neville. The Board made its decision to grant the petition with the following conditions:

1. This permission is granted for a period of three (3) years. At that time you will be notified of the requirement to renew this permit. Failure to renew will render this approval void.
2. The hours of operation shall be:
Monday – Thursday: 3 p.m. to 8:00 p.m.
Sunday: 8:30 a.m. - 1:15 p.m.
3. Limited to 5 clients per day
4. No on-street parking in permitted
5. The premises shall be maintained in a manner satisfactory to the Zoning Board of Appeals and the Zoning Enforcement Officer.

VOTE: 4-0; Voting in favor were Commissioners: Sadinsky, Foley, Neville, and DiMatteo (seated for Smilowitz)

Opposed- 0

Petition approved.



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#34-16 41-43 Crescent Street— Petition of V. Carmona, R.O. requesting the following two (2) variances in order to construct additions to the existing three (3) family home:

1. +/-10' variance to the required side yard setback to the requirement for the main building per Section 177-6 (E) Standards for Multi-Family Residence Districts and Section 177-20 Obstructions in Yards requiring each side and each rear yard shall have a width of at least ½ of the height of the building, including Type A screening for an approximately 7'9"x 9'7" addition to the rear of the home on south side per plans on file.
2. +/- 5' variance to the required side yard setback to the requirement for the main building per Section 177-6 (E) Standards for Multi-Family Residence Districts and Section 177-20 Obstructions in Yards requiring each side and each rear yard shall have a width of at least ½ of the height of the building, including Type A screening to construct an approximately 3'2" x 10' addition for a side entrance on the north side of the home per plans on file.

RM-1- Zone

At the regular meeting of the Zoning Board of Appeals, immediately following the public hearing, the following action was taken:

Commissioner Neville made a motion to grant the petition; second by Commissioner DiMatteo. In reaching its decision, the Board found the following conditions to exist:

1. Granting of the variance is in harmony with the purpose and intent of the West Hartford Code of Ordinances.
2. Variance request is minor and will not adversely impact neighboring properties.
3. The setback requirements of the RM-1 zone limit the owner's ability to make exterior improvements to the home

VOTE: 4-0; Voting in favor were Commissioners: Sadinsky, Foley, Neville and DiMatteo (seated for Smilowitz);

Petition approved.

- Minutes of the regular meeting held Wednesday, September 21, 2016. Postponed.
- Minutes of regular meeting held Wednesday, October 19, 2016. Motion to approve/Neville; Second/Foley; DiMatteo (seated for Smilowitz); Motion approved 4-0.
- Adjournment. Motion to adjourn. Motion/Sadinsky; Second/DiMatteo (seated for Smilowitz). Motion approved 4-0. Meeting adjourned approximately 8:20 pm.